



Entered on Docket  
August 16, 2010

Hon. Linda B. Riegle  
United States Bankruptcy Judge

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SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, FKA  
WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

|                |                                                                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| In re          | Bankruptcy Case No. BK-S-10-20953-LBR                                                                                                                                                                            |
| JOAQUIN BRAVO, | Chapter 7                                                                                                                                                                                                        |
| Debtor(s).     | WELLS FARGO BANK, NATIONAL<br>ASSOCIATION, SUCCESSOR BY<br>MERGER TO WACHOVIA MORTGAGE,<br>FSB, FKA WORLD SAVINGS BANK,<br>FSB'S ORDER TERMINATING<br>AUTOMATIC STAY<br>Date: August 4, 2010<br>Time: 10:30 a.m. |

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1           A hearing on Secured Creditor Wells Fargo Bank, National Association,  
2 successor by merger to Wachovia Mortgage, FSB, fka World Savings Bank, FSB's Motion for  
3 Relief From the Automatic Stay came on regularly for hearing in the United States Bankruptcy  
4 Court before the Honorable Linda B. Riegle, Ace Van Patten appearing on behalf of Secured  
5 Creditor.

6           The court having duly considered the papers and pleadings on file herein and  
7 being fully advised thereon and finding cause therefor:

8           **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

9           The automatic stay of 11 United States Code section 362 is hereby immediately  
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property  
11 under the Note and Deed of Trust encumbering the real property commonly known as 3024  
12 Diana Dr, North Las Vegas, NV 89030 ("Real Property"), which is legally described as:

13           LOT FOUR (4) IN BLOCK FIVE (5) OF DIANA  
14 TERRACE UNIT NO. 1, AS SHOWN BY MAP  
15 THEREOF ON FILE IN BOOK 7 OF PLATS,  
16 PAGE 31, IN THE OFFICE OF THE COUNTY  
17 RECORDER OF CLARK COUNTY, NEVADA.

18           **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant and/or  
19 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale  
20 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days  
21 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at  
22 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the  
23 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada  
24 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to  
25 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may  
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan  
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and  
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to  
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this  
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

9 DONALD P. NORRIS WILLIAM A. LEONARD  
10 DEBTOR(S) ATTORNEY TRUSTEE

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1 ALTERNATIVE METHOD re: RULE 9021:

2 In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

3  The court has waived the requirement of approval under LR 9021.

4  I certify that I have served a copy of this order with the motion, and no parties appeared  
5 or filed written objections.

6  This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have  
7 delivered a copy of this proposed order to all counsel who appeared at the hearing, any  
8 unrepresented parties who appeared at the hearing, and each has approved or disapproved the  
9 order, or failed to respond, as indicated below [list each party and whether the party has  
10 approved, disapproved, or failed to respond to the document]:

11  This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to  
12 all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing,  
13 and each has approved or disapproved the order, or failed to respond, as indicated below [list  
14 each party and whether the party has approved, disapproved, or failed to respond to the  
15 document]:

16  Approved.

17  Disapproved.

18  Failed to respond. – Debtor’s Attorney/Trustee

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20 Submitted by:

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